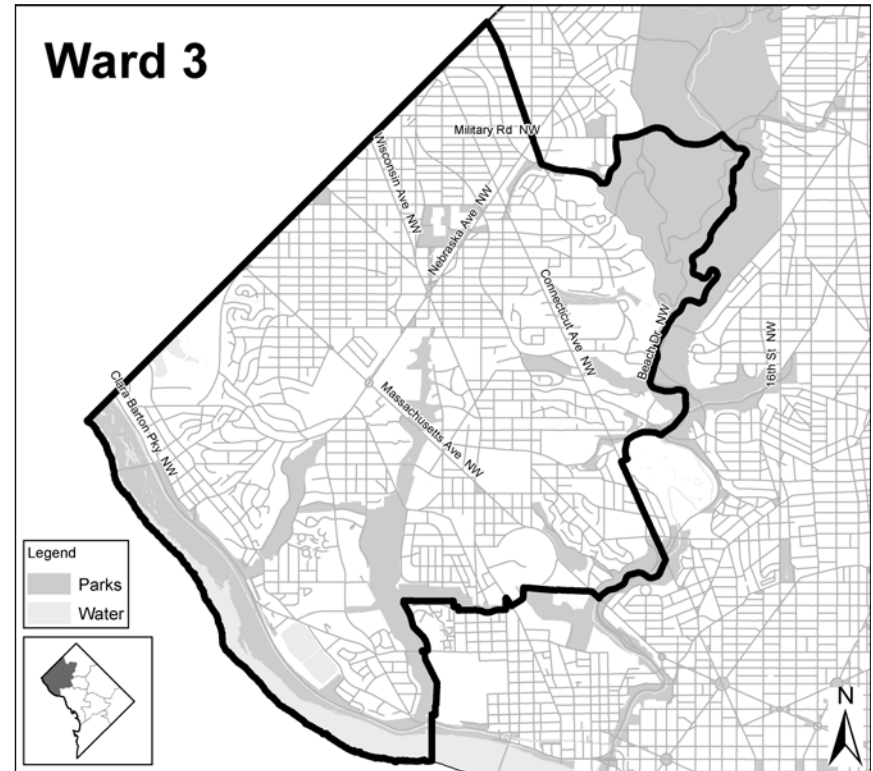
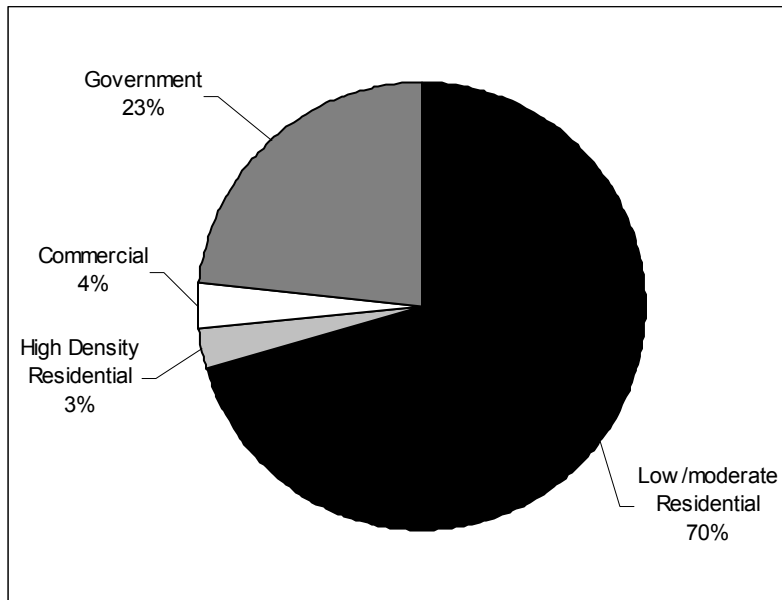


## Ward 3 Land Use Progress

Ward 3 is generally bounded by the Potomac River, Archibold Glover Park, Whitehaven Park and Parkway on the south and southwest; Connecticut Avenue NW, Rock Creek, Military Road and Broad Branch Road on the east; and Western Avenue along the northwest border of the city. Its total size is 10.69 square miles and it is home to approximately 73,700 people.

The predominant land use pattern is low-moderate density residential (70%) with concentrations of commercial uses in specific zones and corridors. Government uses, which include Rock Creek Park and other parks, are the second highest land use, accounting for 23% of the land area.



Housing and institutional planning and/or development have defined many of the changes in Ward 3 over the last four years. For instance, a considerable number of residential units have been planned and/or developed in Spring Valley, along Wisconsin Avenue, and in multiple locations along Connecticut Avenue.

Commercial development includes the old Sears/Hechinger's Building, which will be used for big box and mid-rise residential development; the Friendship Center adjacent to the Chevy Chase Pavilion; and the Giant Food Store on Wisconsin Avenue in Cleveland Park that is slated for major renovation and expansion.

Institutional and private school planning and/or development have been quite extensive over the last four years. This includes: The American University 10- Year Campus Plan; GWU's Mount Vernon Campus 10-Year Plan; The Field School, St. Patrick School expansion, The Edmond Burke School expansion, Sibley Hospital expansion, Howard University Law School expansion, the National Cathedral School expansion, the Hillwood Museum, the Washington Home expansion, and the Levine School of Music expansion.

## Ward 3 Land Use Progress Information

Action	Objectives and/or Policies	Agencies Involved
--------	----------------------------	-------------------

### Ward 3: Specialized Planning Areas

Specialized Planning Areas are areas that: 1) offer opportunities to accommodate new growth and development; 2) exhibit unique problems or characteristics and require case-specific planning actions; or 3) are major institutions or that require detailed action plans. Four types of planning areas (Development Opportunity Areas, Housing Opportunity Areas, Special Treatment Areas and Master Plan Areas-Universities and Institutions) are described in the Land Use Element and are shown on *Map 2: District of Columbia Generalized Land Use Policies Map*.

#### ***Development Opportunity Areas (DOAs)***

**DOAs** are areas that offer opportunities to accommodate new growth and development. These areas may be designated for housing, commercial development, employment centers, or for a mixture of uses. Three examples of what are usually defined as DOAs are: areas at or near selected MetroRail stations areas, areas where there is a significant amount of vacant or poorly used land, and potential surplus property. Ward 3 has no *Development Opportunity Areas*.

#### ***Housing Opportunity Areas (HOAs)***

**HOAs** are areas where the District expects and encourages significant concentrations of new or rehabilitated housing. Although HOAs are not the only areas where new housing units will become available, they represent some of the largest concentrations in the city. Ward 3 has four *Housing Opportunity Areas*

#### **Miller Tract (HOA #1)**

The Miller Tract was a tract of undeveloped land in the Spring Valley neighborhood, generally bounded by 49<sup>th</sup> Street on the east, Upton Street on the south, Dalecarlia Parkway on the west and Massachusetts Avenue, N.W. on the north.

1104.1 (a)

DCRA

- This land was developed in two phases, with single-family detached houses, by the W.C. and A.N. Miller Company, beginning in 1985. The second phase, consisting of 70 houses, was completed in 2002. The entire development, which is now part of the

Action	Objectives and /or Policies	Agencies Involved
--------	-----------------------------	-------------------

Spring Valley neighborhood, has 162 new single-family detached houses built between 1985 and 2002. This activity furthers the policies and objectives in the Land Use Element by promoting compatible infill housing in this particular neighborhood.

#### Tenleytown (HOA # 2, STA # 10)

Tenleytown is centered at the intersection of Wisconsin Avenue and Albemarle Street. The Tenleytown Metro Station is also located at this intersection. Since the Tenleytown Metro Station opened in the mid-1980s, there has only been a modest amount of redevelopment. In the last four years the major changes have been:

- The closing of Hechinger's at Wisconsin Avenue and River Road. Mixed-use redevelopment is proposed.
- The Tenley Hill Condominium at 4725 Wisconsin Avenue and Tenley Park at Albemarle Street and Nebraska Avenue (Tenley Park was originally proposed to be 26-unit condominium but was later scaled back to six semi-detached homes. The Office of Planning analyzed this project and wrote a report for the Zoning Commission on this project, recommending additional housing development than what was finally approved.
- During the Cluster 11 SNAP process, citizens identified a top priority of developing a Strategic Development Plan for the Upper Wisconsin Avenue Corridor, which includes Tenleytown, to help improve the commercial area, guide redevelopment opportunities, and more clearly defining HOA #2. The Office of Planning wrote the initial scope and began interviewing potential consultants in 2002. *The majority of the planning work was scheduled to commence in 2003.*

1134.1  
1108.1 (j)

OP  
DDOT  
DMPED

Activities in this area further the objective of concentrating planning and development attention on MetroRail station areas that offer opportunities for redevelopment and new growth.

#### Whitehaven Woods (HOA #3)

Whitehaven Woods was the name given to a cluster of relatively large estates (for being in the city) that generally extended along the east side of Foxhall Road north of Hoban Street. This cluster included the Valley View property, the Cafritz property, the Phillips property and several others. In 1985, when the Land Use Element of the Comprehensive Plan was first adopted, it was assumed that some or all of these properties would be more densely developed for residential use.

- Since that time the Valley View property was purchased by the Casey Foundation for Mayoral Residence.
- The Cafritz property was purchased by the Field School for a new campus. The BZA approved the Field School plan in 2001 (BZA Case 16559). Renovation of the Cafritz house and new construction of other buildings was completed in summer 2002 and the Field School opened at this new location in September 2002.

1100.2 (a)  
1115.1 (b)

Concerns about infrastructure in this HOA have constrained opportunities for significant housing development on this site. The construction of important institutions, which support other Land Use objectives pertaining to educational uses, the German and

Action	Objectives and /or Policies	Agencies Involved
--------	-----------------------------	-------------------

Spanish Ambassador's houses, and the Mayoral mansion are worth highlighting. Specific Land Use policies that are furthered as a result of this development include increased educational access and encouraging joint public and private development.

### Wisconsin and Western Avenue (HOA # 29)

The Friendship Heights area is centered at the intersection of Western and Wisconsin Avenues with Friendship Heights, Maryland extending north to about Somerset Terrace and Friendship Heights, DC extending south to about Garrison Street. Friendship Heights, Maryland is currently planned for a considerable amount of redevelopment that is being guided by the Friendship Heights Sector Plan completed by M-NCP&PC in 1997.

Activity that occurred in this area includes:

- Mixed-use Planned Unit Development (PUD) was completed in the square between Wisconsin Avenue, 43<sup>rd</sup> Street and Military Road. The development included Maggianno's, Linens & Things, Borders Books and duplex townhouses along 43<sup>rd</sup>.
- The Office of Planning developed a report for a PUD for the Washington Clinic site at the intersection of Western Avenue and Military Road. The proposal suggests between 110-125 condominiums – of which 5-6 will be reserved for affordable housing.
- Redevelopment proposals were developed for the WMATA Western Avenue Bus Garage site at 5230 Wisconsin Avenue were being considered. Proposals included housing (between 400-600+ apartments), retail, transportation and landscaping components. In addition, the entire Bus Garage will be rebuilt and shielded from the neighborhood.
- As part of the SNAP process, citizens identified the additional land use planning in the Friendship Heights area – along Wisconsin Avenue between Tenleytown and Friendship Heights. This work included more clearly defining HOA 29. The Office of Planning wrote the initial scope and began interviewing potential consultants in 2002. *The majority of the planning work was scheduled to commence in 2003.*

1134.1

OP, OZ,  
ZC, DDOT,  
WMATA

Activities in this area further the objective of concentrating planning and development attention at MetroRail station areas that offer opportunities for redevelopment and new growth.

### Special Treatment Areas (STAs)

**STAs** are areas that exhibit unique physical, social, or functional characteristics and features and require case-specific planning actions. STAs may be defined by functional criteria, such as the need for well-targeted and coordinated planning program initiatives to achieve common objectives. Ward 3 has **no Special Treatment Areas**.

### Master Plan Areas (Universities and Institutions) (MPAs)

**MPAs** are areas occupied by colleges, universities, and other institutional users of large tracts. Ward 3 has **three** Master Plan Areas. These include American University (which has a Main Campus and the Tenley Campus, both included in one campus plan),

Action	Objectives and /or Policies	Agencies Involved
--------	-----------------------------	-------------------

the Mount Vernon Campus of George Washington University, and the West Campus of Howard University. The campus of the University of the District of Columbia is also in Ward 3, but the campus is actually located on federal land. In addition, there are several large institutional uses in Ward 3, including the National Cathedral and Sibley Hospital.

### American University (MPA-CP)

The main campus of American University (AU) is located at Ward Circle, where Massachusetts Avenue and Nebraska Avenues intersect. It is a traditional college campus with an area of approximately 77 acres. The Tenley campus is about one-half mile to the northeast at Tenley Circle. The Tenley Campus complex, about eight acres, is the former Immaculate School that the University purchased in 1985 and adapted for University needs.

- AU began work on an updated campus plan in 1999, held some community meetings in the first half of 2000, and filed the Plan with the BZA on August 24, 2000.
- There was community dissatisfaction with some aspects of the proposed plan. The Office of Planning encouraged a consultation process between the University and the community. 20 major meetings were held between late October and early February 2001, with some progress but not agreement on major elements.
- The submitted campus plan proposed 13 building projects, including one at the Tenley Campus. Parking would be moved from the center of the campus to new locations on the perimeter, and the open space character of the main campus would be improved. Community concerns focused on a number of elements, including the impact of the Katzen Art Center on the adjacent Fort Gaines community, transportation impacts, the enrollment cap, the size of some buildings and the impact of road changes and proposed bleachers on the Spring Valley neighborhood west of the campus.
- The Zoning Commission held hearings in June and July 2001 (the Zoning Commission had assumed jurisdiction over campus plans from the BZA after the campus plan was filed). In the course of the process, the University made some design modifications to the Katzen Arts Center to better relate it to adjacent houses in the Fort Gaines neighborhood and made modifications to other development and design elements of the original plan.
- An Order approving the plan, with some revisions, was issued on January 8, 2002, including further processing approval for the Katzen Arts Center, removal of the drive below the Butler Pavilion and an addition to the Mary Graydon Center (student union).
- Neighborhood associations filed motions for reconsideration. The ZC considered these motions. The American University Campus Plan, as revised and effective through August 15, 2011, was certified on October 7, 2000.
- Work on the campus during this time-frame included the demolition of the old Cassell Center (World War II buildings) on the north side of Massachusetts Avenue, to provide the site for the new Katzen Arts Center, began in October 2002 and was completed in November.

1100.5 (a)  
1119.1 (f)  
1112.1 (e)

OP,  
DDOT,  
OZ, ZC

These activities further the progress of several policies that require the preparation of up-to-date masters plans for any of the District's colleges and universities. This is to ensure the coordination of their growth and development with community objectives and development goals. Moreover, these activities help further a policy of assuring neighborhood stability as nongovernmental institutions grow.

Action	Objectives and /or Policies	Agencies Involved
--------	-----------------------------	-------------------

*Construction of the Katzen Arts Center is scheduled to begin in Spring 2003 and be completed in Fall 2004. During the FY 03-06 period the University expects to proceed with the addition to the Mary Graydon Center and enclosure of the space beneath the Butler Pavilion.*

#### **George Washington, MT Vernon (MPA-CP)**

GW at Mt Vernon submitted their 1999-2009 campus plan to the BZA in 1999. The campus boundaries are Foxhall Road on the east, a residential area on the west, W Street on the north and Whitehaven Parkway on the south. The total campus area is 23 acres. In addition to developing a 10-year campus plan, GW proposed further processing of a 183-bed, three-story addition to Somers Residence Hall; a softball field; replacement of 6 tennis courts; 6 additional tennis courts; a new underground parking facility; athletic support space and storage; and upgrading of the soccer field. Additional phases included additional residential, parking and academic space. The proposed campus plan and projects to be submitted for further processing, became highly controversial with those who lived near this campus. Key concerns included traffic, noise, light, and some environmental issues. The Office of Planning hired a mediator to work with the parties in an effort to resolve the issues. The mediation was successful, in that an agreement was reached by all parties. The BZA subsequently approved the campus plan.

1100.5 (a)  
1119.1 (f)  
1115.1 (j)  
1112.1 (e)

OP,  
DDOT,  
ZC, BZA

These activities furthered progress of several Land Use policies by requiring the preparation of up-to-date masters plans for the District's colleges and universities. These activities are also in accordance with a Land Use policy that recognizes the specialized land needs and unique economic and human development opportunities of colleges and universities. Moreover, these activities help further a policy of assuring neighborhood stability as nongovernmental institutions grow.

#### **University of the District of Columbia (MPA-CP)**

The 7.5 acre University of the District of Columbia campus is located at 4200 Connecticut Avenue. The majority of the campus is located on federal property with the exception of a property at 4340 Connecticut Avenue that is owned by the University. During the 1999-2002 period, UDC initiated a Campus Master Plan, which will focus on the rehabilitation of its existing buildings and grounds.

Examples of projects that were completed on campus during the 1999-2002 timeframe are:

- The renovation of the C-01 Facilities Management Suite (Building 38 C-Level)
- The renovation of the Math Complex (Building 32 B-Level)
- The renovation of the Deans Suite & Faculty Offices (School of Engineering & Applied Sciences (Bldg. 32 2<sup>nd</sup> Fl)
- The replacement of two Cooling Towers, 1 Chiller (Building 43, Physical Plant)
- The replacement of the Emergency Generator (Building 43, Physical Plant)
- The renovation of the Moot Court & Law Clinic (Building 39, 2<sup>nd</sup> Floor)
- The renovation of the Deans Suite and Classrooms (Building 41, 4<sup>th</sup> Floor)

1119.1 (f)  
1115.1 (j)

UDC  
OPM

Action	Objectives and /or Policies	Agencies Involved
--------	-----------------------------	-------------------

These activities furthered the progress of the Land Use policy of preparing up-to-date masters plans for the District's colleges and universities. This is to coordinate their growth and development with community objectives and development goals. These activities are also in accordance with a Land Use policy of recognizing the specialized land needs and unique economic and human development opportunities of colleges and universities.

#### Howard University-West Campus (MPA-CP)

The West Campus is a 22-acre site located north of Upton Street, N.W., a block east of Connecticut Avenue, N.W., and includes the grounds and buildings of the former Dumbarton College. The West Campus includes the Howard University Law School, Howard University Press, and several institutes and administrative departments. The Campus Plan for the West Campus was approved by the BZA on October 1, 1997 for the period through October 1, 2007.

- During the 1999-2002 period, the Allen Mercer Daniel Law Library was completed in 2001.

1100.5 (a)  
1119.1 (a)(f)  
1115.1 (j)  
Op, OZ,  
DDOT,  
DCRA

These activities furthered the progress of several Land Use policies by preparing an up-to-date master plan for this District university to help coordinate their growth and development with community objectives and development goals. This activity is also in accordance with a Land Use policy by recognizing the specialized land needs and unique economic and human development opportunities presented by colleges and universities.

### Ward 3: Other Significant Land Use Progress

This section describes land use progress in those portions of the ward that are outside of the Specialized Planning Areas. Depending on the ward, this could include waterfront planning, area plans, public facility development such as schools, park and recreation facilities, and government buildings.

- An Oncology addition was approved by the BZA in January 2001 to be constructed at the rear of the Sibley Hospital site. The hospital purchased a tract of property from the US government adjacent to the rear of the hospital to accommodate the addition in 2002. Due to a zoning amendment, the property will receive original zoning consistent with the hospital site in the winter/spring 2003.

This addition to Sibley Hospital supports a Land Use policy of encouraging investments made by private institutions (with hospitals being defined as such an institution in 1113.3) toward the economic and cultural vitality of the District.

1112.1 (h)  
OP, OZ,  
DCRA



Action	Objectives and /or Policies	Agencies Involved
<b>Washington Cathedral Area</b>		
<ul style="list-style-type: none"> <li>The 57 acre Washington Cathedral property includes the Washington Cathedral, National Cathedral School, St. Alban's Church, St. Alban's School, the Beauvoir School, the College of Preachers and other accessory buildings. In 1998, the Cathedral submitted plans for a major new athletic facility, which was approved by the BZA in 1999. The new facility, which is currently under construction, will improve the athletic program at the school as well as providing additional recreational opportunities for the community.</li> <li>The BZA requested that Washington Cathedral prepare a master plan for the entire property.</li> </ul>		OP, OZ, DCRA
<p>While these projects have been controversial, the activities associated with the National Cathedral further several Land Use policies, such as encouraging investment made by such an institution toward the economic and cultural vitality of the District.</p>		
<ul style="list-style-type: none"> <li>In cooperation with community groups, neighborhood residents and Giant Food settled upon plans for an enlarged (approximately 50,000 sq feet) supermarket and pedestrian friendly retail along Wisconsin Avenue and Newark Street.</li> </ul>		
<p>The agreement reached for the redevelopment of this supermarket, furthered the Land Use policy of improving existing commercial centers, providing a range of retail services, and upgrading deficient neighborhood shopping areas.</p>	1104.1 (a) 1108.1 (c)(d)	
<b>Connecticut Avenue Corridor</b>		
<p>The high-density (mostly residential) corridor that extends along Connecticut avenue from Calvert Street to the District line at Chevy Chase Circle is one of the special land use features of the city. Throughout most of the corridor, Connecticut Avenue is lined on both sides with medium-to-high density apartment buildings. There are also five commercial nodes along the corridor (Woodley Park, Cleveland Park, Van Ness, Nebraska Avenue and Chevy Chase, which vary from one to four blocks in length. Development has continued along the corridor in recent years, including:</p>		
<ul style="list-style-type: none"> <li>166 units of Multi-Family housing were built at Tilden Garden, 3883 Connecticut Ave, NW.</li> <li>142 units of Multi-Family housing were built at 4411 Connecticut Ave, NW.</li> <li>The Office of Planning prepared, and the Zoning Commission approved, a map amendment to bring the zoning for three blocks of Connecticut Avenue from Nebraska Avenue north to Jocelyn St. into consistency with the Comp Plan. The Sunrise Assisted Living facility is now constructing 106 units of housing, which is anticipated to be complete in 2004 in this area, and housing which had been derelict at the corner of Connecticut and Nebraska has been rehabilitated, and is currently occupied.</li> <li>330 units of Multi-Family housing at 3131 Connecticut, NW.</li> <li>Designed and continued renovation of the Avalon Theatre Project. The theater is expected to reopen in mid-2003.</li> </ul>	1104.1 (a)(c) 1100.2 (a)	DCRA, OP
<p>These activities continue to help ensure that a broad range of residential options is provided, including in high density, mixed use urban neighborhoods. They also further the Land Use policy of protecting unique historical and cultural neighborhood features.</p>		

Action	Objectives and /or Policies	Agencies Involved
--------	-----------------------------	-------------------

### Schools

School plans and projects in Ward 3 included:

- Complete rehabilitation of the Key School, 5001 Dana Place, NW.
- Oyster School, located at 2801 Calvert Street, N.W. The project was a public/private partnership development. The old facility was razed and replaced with a new school completed in June 2001, which has 47,984 SF, and will serve 350 students
- Design of Deal JHS is located at 3815 Fort Dr. NW. The comprehensive modernization will include replacement of some of the building. The modernized facility will be programmed at 136,000 SF and have a capacity of 800 students.
- Design of Hearst Elementary School located at 3950 37<sup>th</sup> St, NW. It will be fully modernized for 320 students in grades Pre-K to 5 in a program area of 48,000 SF.
- Design of Mann Elementary School is located at 4430 Newark St, NW. It will be fully modernized for 320 students in a planned program area of 48,000 SF.

1100.2 (a)

DCPS

These activities have furthered a Land Use policy focused on proving adequate access to educational facilities, recognizing that this is a necessary ingredient to neighborhood vitality.

### Parks

- The Department of Parks and Recreation completed a renovation of the Chevy Chase Community Center.
- The Department of Parks and Recreation planned, designed and recently completed the renovation of the Lafayette Recreation Center fields.

1100.2(a)

DPR

These activities further a Land Use policy by developing adequate recreational opportunities, as they are necessary ingredients of neighborhood vitality.